

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48	-50	MELROSE ST, ARLINGTON

OWNERSHIP

Owner 1:	TEEBAGY JEANNETTE M/TRUSTEE			
Owner 2:	JEANNETTE TEEBAGY TRUST			
Owner 3:				
Street 1:	48 MELROSE ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry:		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1940, having primarily Vinyl Exterior and 2469 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	454,802	Spl Credit	Total:	454,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	469,600		454,800	924,400
Total Card	0.114	469,600		454,800	924,400
Total Parcel	0.114	469,600		454,800	924,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		374.48	/Parcel: 374.48

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	469,800	0	4,950.	454,800	924,600	924,600	Year End Roll	12/18/2019
2019	104	FV	364,000	0	4,950.	483,200	847,200	847,200	Year End Roll	1/3/2019
2018	104	FV	364,000	0	4,950.	352,500	716,500	716,500	Year End Roll	12/20/2017
2017	104	FV	341,100	0	4,950.	307,000	648,100	648,100	Year End Roll	1/3/2017
2016	104	FV	341,100	0	4,950.	261,500	602,600	602,600	Year End	1/4/2016
2015	104	FV	303,400	0	4,950.	255,800	559,200	559,200	Year End Roll	12/11/2014
2014	104	FV	303,400	0	4,950.	210,300	513,700	513,700	Year End Roll	12/16/2013
2013	104	FV	315,900	0	4,950.	200,100	516,000	516,000		12/13/2012

SALES INFORMATION

[illegible]

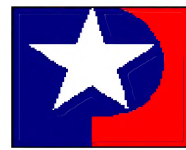
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	Mail Update	MM	Mary M
2/7/2009	Meas/Inspect	197	PATRIOT
9/21/1999	Meas/Inspect	264	PATRIOT
8/28/1993		RV	

Sign:
VERIFICATION OF VISIT NOT DATA
__/_/_/___

VERIFICATION OF VISIT NOT DATA _____/_____/_____

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	2883
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

